

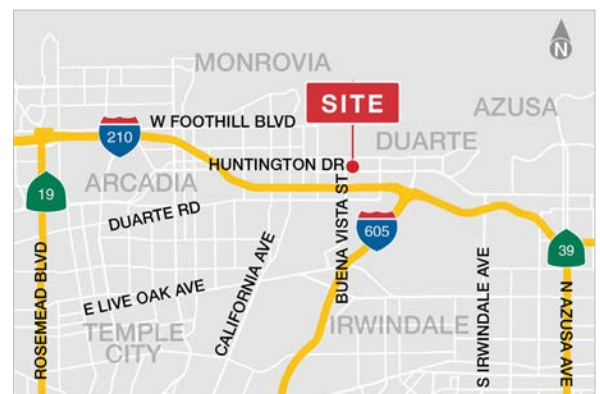


1335 E. Huntington Drive

NEC Huntington Dr & Buena Vista St
Duarte, California

Property Highlights:

- Approx 20,100 SF (Divisible)
- Major Signalized Corner
- On/Off Ramps at Buena Vista/210 Fwy
- Major New Facade Upgrade Planned
- Co-Tenants include a New Anchor (To Be Announced) and .99 Cents Only
- Major Tenants at Intersection Include Smart & Final, Planet Fitness, Dollar Tree, Grocery Outlet & Autozone
- Deliverable 2nd-3rd Quarter 2023
- New 161-Unit Mixed-Use Development Adjacent to Property
- World Renowned City of Hope Hospital within 1 Mile (6 Minutes) from Subject Property



Demographics	1 Mile	2 Mile	3 Mile
Total Population	14,940	51,145	92,706
Average HH Income	\$89,479	\$99,587	\$106,704
No. of Employees	11,938	26,257	47,741

Traffic Count	
Huntington Dr.	26,530 CPD
Buena Vista St.	18,660 CPD
Total	45,190 CPD

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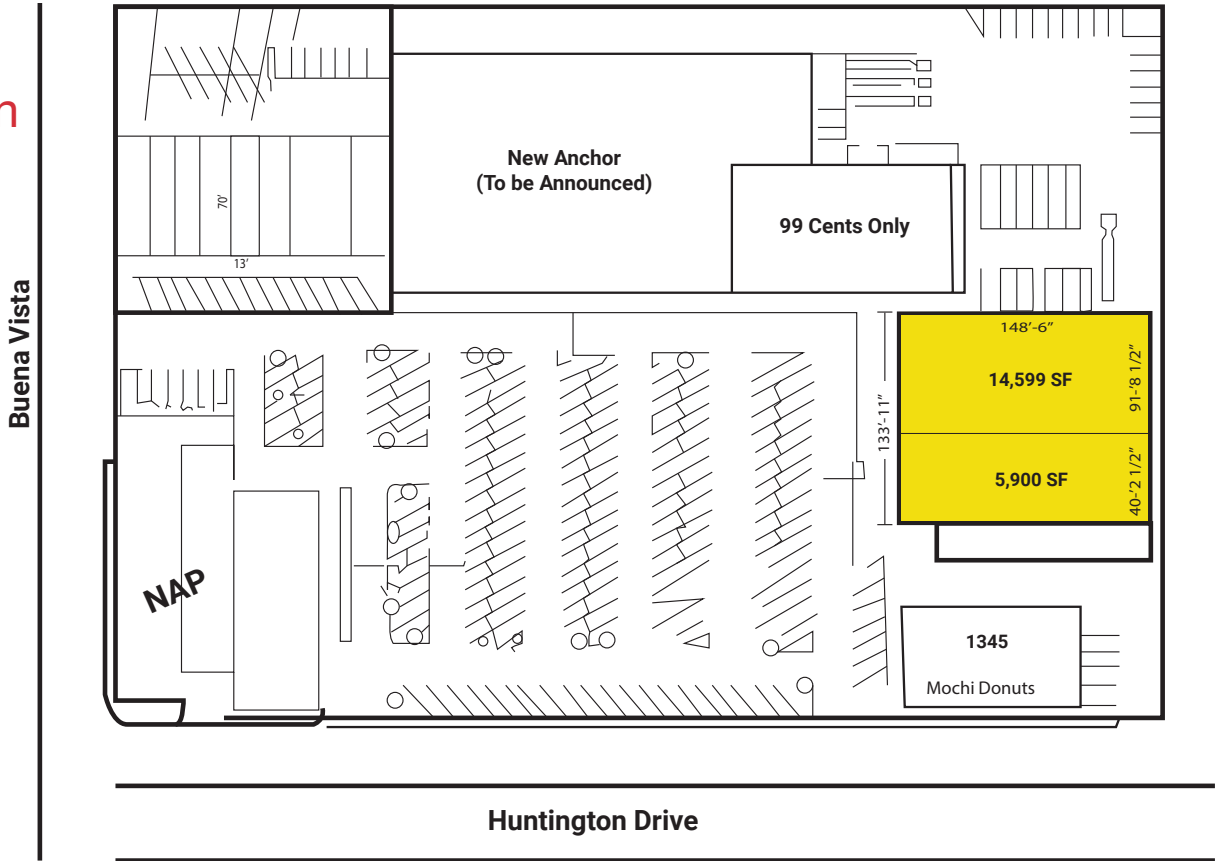
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**Sub Anchor Opportunity
 AVAILABLE FOR LEASE
 Duarte, California**

Retail Map



Existing Site Plan
 Not To Scale



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